GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Housing Department – APSHCL – CSMC - Pradhan Mantri Awas Yojana Urban 2.0- – PMAY (U) 2.0 – Construction of 40,410(31,719+8,691) houses under PMAY Urban 2.0 with unit cost of Rs.2.50 lakhs BLC 2024-25 and 2025-26 – Administrative Sanction - Accorded – Orders - Issued.

HOUSING (R&UH.A2) DEPARTMENT

G.O.RT.No. 65 Dated: 16-09-2025
Read the following:-

1. From the M.D APSCHL, Lr.No.2210/APSHCL/E&P/PMAY-U 2.O/Urban/ 2024, Dt: 08.04.2025.

2. From the M.D., APSHCL, Lr.No.2210/APSHCL/E&P/PMAY-U 2.O/Urban/ 2024, Dt: 29.05.2025.

3. From the MD, APSHCL, Lr.No.2210/APSHCL/E&P/PMAY-U 2.0/Urban/ 2024, Dt: 10.09.2025.

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O R D E R:-

In the reference 1st read above, the M.D., APSHCL vide letter dated 08.04.2025 has stated that the Central Sanctioning cum Monitoring Committee (CSMC), Ministry of Housing and Urban Affairs (MoHUA), GoI in its 1st meeting held on 20.03.2025 has accorded approval for sanction of Central assistance of Rs.1.50 Lakhs per unit and to take up construction of 31,719 houses in 126 ULBs under Beneficiary Led individual New house Construction (BLC)– Component under [PMAY-U 2.0 HFA] to the Andhra Pradesh State, as per the DPRs submitted through online by ULBs and recommended by State Level Sanctioning cum Monitoring Committee (SLSMC) and has requested for Sanction 31,719 houses under “PMAY-(U) 2.0” .

2. In the reference 2nd read above, the M.D., APSHCL has stated that the Central Sanctioning cum Monitoring Committee (CSMC), Ministry of Housing and Urban Affairs (MoHUA), GoI in its 2nd meeting held on 17.04.2025 has accorded approval for sanction of Central assistance of Rs.1.50 Lakhs per unit and to take up construction of 8,691 houses in 90 BLC (82- ULBs & 8-UDAs) under Beneficiary Led individual New house Construction (BLC)– Component under [PMAY-U 2.0 HFA] to the Andhra Pradesh State, as per the DPRs submitted through online by ULBs & UDAs and recommended by State Level Sanctioning cum Monitoring Committee (SLSMC) and has requested to Sanction 8,691 houses under “PMAY-(U) 2.0”.

3. In the reference 3rd read above, the M.D, APSHCL has submitted the consolidated revised proposal for sanction of 40,410 houses (Central assistance @ Rs 1.50 Lakhs per unit in 1st CSMC & 2nd CSMC of PMAY - Urban which are

sanctioned by GoI during 1st & 2nd CSMC Meetings of PMAY – Urban 2.0 BLC held on 20.03.2025 & 17.04.2025 by MoHUA, GoI for 31,719 houses & 8,691 houses respectively) are as follows and requested to accord Administrative Sanction for construction of 40,410 houses with a unit cost of Rs. 2.50 lakhs and Project Cost of Rs. 1010.25 Cr under PMAY Urban 2.0 BLC 2024-25 and 2025-26.

a. Name of the Scheme	:	PMAY – Urban 2.0 BLC
b. No of houses to be sanctioned	:	2024-25 : 31,719 2025-26 : 8,691 Total : 40,410
c. Mode of construction	:	Beneficiary mode of construction
d. Carpet area	:	Minimum 30 Sqm. & Maximum of 45 Sqm.
e. Unit Cost	:	The unit cost of a house is Rs 2,50,000/- with financial pattern as below: 1. GoI Assistance : Rs 1,50,000/- (60%) 2. GoAP Assistance : Rs 1,00,000/- (40%)

In addition to above, Rs 39,000/- through MGNREGS convergence - 90 person days (Rs 27,000/-) and Rs 12,000/- for IHHL from SBM (Gramin) to be extended in UDA areas.

Beneficiary has to bear additional amount required over and above the unit cost to complete the house in all respects.

f. Eligibility	:	Beneficiaries eligible as per the guidelines under PMAY – Urban 2.0 for BLC vertical communicated by MoHUA, GoI.
g. Selection of beneficiaries	:	Beneficiaries list approved by the ULBs / UDAs concerned in PMAY – Urban 2.0 unified web portal at the time of preparation of respective DPRs for BLC Vertical.
h. Administrative Sanction	:	The District Collectors shall accord administrative Sanction, based on beneficiaries attached to the DPRs/Projects in PMAY – Urban 2.0 for BLC Vertical.
i. Flexibility in Design	:	Suggestive type designs as per NBC norms shall be made available to the beneficiaries with flexibility to have appropriate type design based on the site conditions.

Construction of Twin houses with joint walls in case of Kith & Kin may be permitted with the approval of SLSMC.

4. The Government after careful and detailed examination of the facts and circumstances reported by the Managing Director, Andhra Pradesh State Housing Corporation Limited in the references read above, hereby accord Administrative Sanction on the following:-

1. Construction of 40,410 houses with a unit cost of Rs. 2.50 lakhs and Project Cost of Rs. 1010.25 Cr under PMAY Urban 2.0 BLC 2024-25 and 2025-26 as per the details annexed at Annexure.
2. To authorize the Managing Director, APSHCL to communicate DPR/Project wise, ULB & UDA wise break up for 40,410 houses to the District Collectors for further course of action.
3. To authorize the Managing Director to incorporate stage wise payment schedule to the beneficiaries in online payment module and to communicate to the districts.
4. To authorize the Managing Director to devise the guidelines for construction of Twin houses with Joint walls in case of Kith & Kin after approval of SLSMC.
5. To authorize the Managing Director to devise the operational guidelines and modify from time to time based on ground level feed back during implementation of the programme as per the PMAY- Urban 2.0 guidelines and communicate to the Districts for smooth implementation of the scheme in the field without any additional financial commitment.

5. The Managing Director, A.P. State Housing Corporation Ltd., shall take necessary further action in the matter, accordingly.

6. This order issues with the concurrence of the Finance Department vide their U.O.No.FIN01-FMU0MRAS(WCDS)/3/2025, (Computer No.2828692), dated: 14.08.2025.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

AJAY JAIN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Managing Director,
A.P. State Housing Corporation Ltd., Tadepalli, Guntur District.
All the District Collectors through MD., APSHCL

Copy to:-
The Principal Secretary to Government, Revenue Department
The Principal Secretary to Government, PR&RD Department.
The Principal Secretary to Government, MA&UD Department
The Principal Secretary to Government, GVWV & VSWS Dept.
The Principal Secretary to Government, Energy Department

The Principal Secretary to Government, Finance Department
The Principal Secretary to Government, Industries & Commerce (Mines) Department
The PS to Principal Secretary to CM.
The OSD to Minister(Housing, I&PR)
The PS to Chief Secretary
The PS to Principal Secretary (Housing)
All the concerned through MD., APSHCL
Sf / Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER

(Annexure-I to G.O.Rt.No. 65 dated:16.09.2025)

Year wise sanction of houses under PMAY U BLC 2.0								
S. No.	District	Number of houses						
		2024-25	2025-26			Grand Total		
		ULB	ULB	UDA	Total	ULB	UDA	Total
1	Srikakulam	711	62	68	130	773	68	841
2	Vizianagaram	918	91	0	91	1,009	0	1,009
3	Parvathipuram Manyam	605	29	0	29	634	0	634
4	Visakhapatnam	2,091	1,107	210	1,317	3,198	210	3,408
5	Anakapalli	212	44	0	44	256	0	256
6	Kakinada	1,987	239	0	239	2,226	0	2,226
7	Dr. B.R. Ambedkar Konaseema	403	72	0	72	475	0	475
8	East Godavari	645	112	0	112	757	0	757
9	West Godavari	539	56	0	56	595	0	595
10	Eluru	1,285	321	0	321	1,606	0	1,606
11	Krishna	936	256	0	256	1,192	0	1,192
12	NTR	572	117	568	685	689	568	1,257
13	Guntur	1,122	776	0	776	1,898	0	1,898
14	Bapatla	502	45	0	45	547	0	547
15	Palnadu	1,227	161	0	161	1,388	0	1,388
16	Prakasam	1,176	61	230	291	1,237	230	1,467
17	SPSR Nellore	2,430	408	0	408	2,838	0	2,838
18	Tirupati	1,913	347	158	505	2,260	158	2,418
19	Chittoor	1,873	275	324	599	2,148	324	2,472
20	Annamayya	525	201	81	282	726	81	807
21	Y.S.R.	1,610	258	0	258	1,868	0	1,868
22	Ananthapuram	2,079	280	548	828	2,359	548	2,907
23	Sri Satya Sai	1,822	535	0	535	2,357	0	2,357
24	Nandyal	1,892	456	0	456	2,348	0	2,348
25	Kurnool	2,644	195	0	195	2,839	0	2,839
	Grand Total	**31,719**	**6,504**	**2,187**	**8,691**	**38,223**	**2,187**	**40,410**

AJAY JAIN
SPECIAL CHIEF SECRETARY TO GOVERNMENT